



Westfield City Council Report

Ordinance Number:	19-37
APC Petition Number:	1909-PUD-27
Petitioner:	Wheeler Landing I LLC (the "Petitioner")
Representative:	Wheeler Landing I LLC
Requested Action:	Requests an amendment to the State Highway 32 Overlay District Standards of the Wheeler Landing Planned Unit Development (PUD) District.
Current Zoning:	Wheeler Landing PUD
Current Land Use:	Agriculture / Vacant
Exhibits:	<ol style="list-style-type: none">1. Department Report2. Location Map3. Proposed Ordinance 19-374. Grand Park Sports Campus Concept5. APC Certification
Prepared by:	Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the August 12, 2019, City Council meeting. The petition received a public hearing at the September 3, 2019, Advisory Plan Commission (the "Plan Commission") meeting. The Plan Commission forwarded a (7-0) favorable recommendation to Council at the September 3, 2019, meeting.

PROJECT OVERVIEW

Location: The Property is located generally at the northwest corner of Wheeler Road and SR 32 (see **Exhibit 2**).

Property Description: The Property is zoned the Wheeler Landing PUD District (Ordinance 18-04).

Overlay Districts: The Trail Corridor Width shall be a minimum width of ten (10) feet parallel and immediately abutting the State Highway 32 right-of-way line.

MODIFICATIONS SINCE PUBLIC HEARING

No modifications were made since the public hearing.

COMPREHENSIVE PLAN

The Property falls within the Employment Corridor, Business Park and New Suburban land use areas of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses are contemplated as appropriate uses within the Employment Corridor area. Manufacturing, subordinate office, retail, and services, research and development and warehousing uses are contemplated as appropriate uses within the Business Park area. Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

Family Sports Capital Addendum II

The Property falls within the Grand Park Sports Campus (see **Exhibit 4**).

In addition to the sports-related uses within the Sports Campus, it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Sports Campus. Such land uses will likely include hotels, restaurants, healthcare and sports medicine facilities, professional offices, retail uses, higher density residential uses and other supporting commercial uses. It is contemplated that such other uses will be proposed and approved either in conjunction with the Sports Campus or after development of the Sports Campus has been initiated. The total additional land area to be utilized for such purposes will be many times the size of the Sports Campus as shown in Exhibit A of the Family Sports Capital Addendum II.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the September 3, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the August 12, 2019, Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its September 3, 2019, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 7 in favor, 0 opposed) (see **Exhibit 5**).

City Council

Introduction: August 12, 2019

Eligible for Adoption: September 9, 2019

Submitted by: Caleb Ernest, Associate Planner
Economic and Community Development Department